EITY'S NEW FIFTEEN MILE PARK ALONG BRONX RIVER RAPIDLY DEVELOPING INTO MOST ATTRACTIVE SECTION





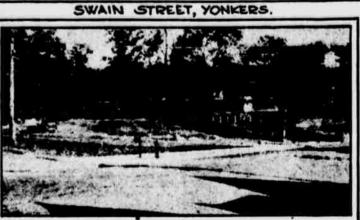
THE DIVERTED THROUGH QUARRY



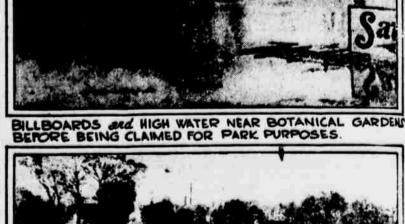
POLLUTION and OBSTRUCTION NEAR BOTANICAL GARDENS







SAME SPOT WITH BUILDINGS REMOVED and GRADING



BILLBOARDS REMOVED and PLAY-GROUND OPEN TO PUBLIC.

penses incidental to the purchase of the property, has brought the cost to \$13.10.

The minimism has recounted it in the interest of the property, has brought the cost to \$13.10.

The minimism has recounted it in the interest of the purchase of the property, has brought the cost to \$13.10.

The minimism has recounted it in the last that the purchase of the land was the first which will be ready for distribution to-morrow. By means of the camees the commission has been able to flush and levelled the task that confronted it in the last the last that confronted it in the last the confliction. Acres of low land in the name of the cames the commission with the confliction of land for large civity and the world, is being laid guilded in the last that the confliction of the value of the realty taken. The land acquired is activative of every real to the last the last that the last the last that the last that the last that the last that the last the last that the

The conception of a parkway along the conception of the way, is the conception of the way, is the conception of the way to be conception of the conception of a parkway along the conception of a parkway alon for the reason that it means spending morely too far from New York for those who, held the strings of Father Knicker-booker's money bog. The public's beauth, or the pica that the most beautiful stream is or near New York should limits, or the pica that the most beau-tiful stream in or near New York should be preserved for the people and as an emagent a beauty spot of the great-city of the Western word, made no im-pression on politicians. Money was needed for more pressing improvements pager home than the Bronx River, so the see of those who wanted the Bronx: River saved for posterity made little

New York and the county of Westchester agreed to save this stream and stop polition. It is safe to say that few New Yorkers remember the incident and naturally are not aware of the work which has been done since that time. More than two-thirds of the fifteen miles, the site of this inter-county park, has been acquired chiefly through purchase at private contract, 275 dwellings. has been acquired chiefly through pur-chase at private contract; 275 dwellings and business buildings of various types have been removed; streets have been closed; the river has been cleaned and covers a plot 77x114. The late Morris K. Jesup bought the apartment sixteen closed; the river has been cleaned and closed. of the dirt of many years accumulation.

Nurseries containing more than 50,000 las Robinson, Charles S. Brown Comtrees are under cultivation, that when the contour and preliminary work of the great transformation have been com-pleted there will be trees and shrubs

for its beautification,

The purification of the rivier has been such a success that more than 1.500 persons bathed in it last summer for the first time since the extensive development of the various villages and towns along the Bronx River. The river was along the Bronx River.

nothing short of an open sewer. The troubles of the commission were The troubles of the commission were not entirely physical. There were many legif entanglements which had to be smoothed out and adjusted before any progress was made, in fact before a step toward rectaining the stream could be taken. Madison drawt, president of the Botanical Gardens, William W. Niles of The Bronx and the late James G. Cannon, one of the country's foremast financial one of the country's foremast financial tion, who were appointed commissioners, was business men and indertook their duties as most business men would have done. They decided that the development of the park was not to be prolonged into than necessary. Since some of the cost was to be borne by the present gencration they were going to see that this generation should enjoy the park. They decided that the only way to buy property was at private contract, using their power of condemnation only when it was Disbutely necessary. This did not suit silf the owners of the 1.200 odd properties bottering the Broax River wanted for sil the owners of the Lieu and properties before the bark. Advised by condemnation experts, many of them refused to part with their holdings in any was but by condemnation, since they had been informed, no doubt, that much larger syards would be paid in this way than through purchase by private contract. It was a knotty problem, but the commissioners were aided by a number of public spirited owners who wanted a park and the trouble was settled. Now the commission is able to report that 75 her cent of the prices of public spirited at private contract for 2.737.829.56. This, with the price paid for buildings on the land and other ex-

Forres, at Broadway and 81st St., Valued at \$380,000. Bought by Tenant.

Alfred A. Hagerhorn, who sells gowing in one of the stores in the Forres apartment house at the northwest corner of ley & Bros. were the brokers pany, attests to the business done on upper Broadway, especially through the fine apartment house section between Empire square and Cathedral parkway.

UPTOWN PLATS SOLD.

WOMAN BUYS BROOKLYN FLAT. R. A. Schlesing sold the three story tenement at 1443 Bushwick avenue to Mary M. Campbell for investment.

NEW BROOKLYN FACTORY. The Douglas L. Elliman Company have sold for V. G. Luithlen a plot 11-feet on Waverly avenue, running through to and fronting 25 feet on Washington avenue, between Park and Flushing avenues. Brooklyn, to a client who will erect a factory.

MARINERS HARBOR SALE.

J. Sterling Drake has sold for Rob-

BUYS AT MORRISTOWN ESTATE. William E. Wheelock has sold his residence on Morris avenue, Morristown, N. J., to Elwyn W. Poor of New York,

NEW HOUSES FOR MONTCLAIR. Allison P. Clark of Montelair has pur-chased from Frederick T. Gates a fronting of 330 feet on the east side of Lloyd read, south of Hoburg place, Montelair, N. J. The property is in the rear of the Gates residence and will be im-proved with two residences. F. M. Craw-

ORANGE TENNIS CLUB SELLS. Stephen S. Johnson has sold for the Orange Lawn Tennis Club its property at Berkeley and Montrose avenues. South Orange. N. J.; also for Dudley W. Figgis his house on Turrell avenue.

BELGIAN FUR FIRM BUYS. Catholina Lambert, a retired silk manfacturer, who founded the Dexter & Lambert Company, one of the oldest and largest silk mills in Paterson, N. J., inc. sold the mill on Straight street to the Vande Weghle Fur Company, a Belgian

has sold for Joseph Kurzman the five story apartment house on plot 46x has sold to F. H. Chase a plot 75x156 on 100, at 131 West 142d street, to an the corner of Linden place and Mapistreet, and to Harry L. Marsh, a plot fronting 264 feet on Oak Ridge avenue WEST 45TH STREET.—Henry Wacker fronting 264 feet on Oak Ridge avenue has sold for John and George Kraus and 150 feet deep, at Summit, N. J. for the brick tenement at 352 West 45th the Commonwealth Land Company, which will build houses for the buyers.

AVRES TO BUILD ON PARK AVE. Samuel L. Ayres of Dedham, Mass., has commissioned Robert T. Lyons to prepare plans for a tall apartment to replace the old five story flats on plot \$1.2x 102.9 at 1049 to 1053 Park avenue, 19 feet south of Eighty-seventh street. Mr. Ayres acquired the property in a fore-losure action last October for \$160,000.

LARGER EXECUTIVE BOARD. At a special meeting of the Real Estate Association of the State of New York last week the constitution of the association was amended to provide for in enlarged executive committee to meet constantly increasing membership. The following were selected to fill the new positions: Anning S. Prail, secretary new positions: Anning S. Prail, secretary of the Staten Island Savings Bank and



ORIGINAL DESIGN FOR BRIDGE OVER PARKWAY & WHITE PLAINS.

WILL SHARE PROFITS.

N. J., to Elwyn W. Poor of New York, who will occupy the property. It is one of the attractive places in the Morris avenue section, and contains about eight acres of land, a modern residence, stable, garage, &c. W. J. Romaine was the players Dividends.

Directors of the New York Title and Mortgage Company have decided to recognize the services of their employees for Marc II Lester the parior floor store by adopting a profit sharing plan as at 55 East Fifty-sixth street to G additional compensation. Profit sharing sample of Rome, Italy, represented additional compensation. Profit sharing sample of Rome, Italy, represented investigate, consider and report upon matters affecting real estate in the State of New York, with particular regard to legislative and administrative measures of Statewise Improvement in the tills and mortgag.

The Duross Company has leased the formula of the Taxpayers Council are: To investigate, consider and report upon matters affecting real estate in the State of New York, with particular regard to legislative and administrative measures of Statewise Improvement in the tills and mortgag.

The Duross Company has leased the latter the parior floor store of the Taxpayers Council are: To feets of the Taxpay some time, but it was only recently that improvement in the title and thorigage business had been sufficient to justify. The Duross Company has leased the

NEWARK APARTMENT SALES.

Louis Schlesinger has sold for George-Reynolds the apartment house on plot a floor at 255 Pearl street to David 50x100 at 47 South street, east of Brood Kleckner, a floor at 157 Water street to street, Newark, N. J. Mr. Schloeinger Milton Greenhall and the first loft at sold recently for George H. Tobas the 213 to 217 Grand street to the Eagle Steadman the frame residence at 764 A.A. Hageman has leased the second day evening on the proposition to sell its Mount Prospect accume to a buyer who and fourth lofts at 50 West Thirtieth large clubhouse at the southeast corner will make extensive others. of Park avenue and Fifty-moth street

Title Company Will Pay Em- Leases Store on East 56th Street Representatives to Watch Legisla--Other Rentals Reported.

Douglas L. Elliman & Co. have leased Mortgage Company have decided to recognize the services of their employees for Marc H. Lester the parlor floor store

All employees and junior officers who to the Hellenic Liberal Society, the store are then six months and semplos for at 131 West Fourteenth street to the nore than six months will share in the Chelsea Reflector Company, the corner profits, which will range from 1 to 10 store at 118 Seventh avenue to Duffy per cent, of annual salaries. The first Brothers, the two story building at 131 distribution will be on December 31. to 135 Barrow street to Joseph Duil, the The first Brothers, the two story building at 151 to start per 31 to 135 Barrow street to Joseph Dill, the January 1. store at 250 West Pourteenth street to Louis Lemberger and the store at 418 West Seventeenth street to John Budrick. Charles F. Noyes Company has leased

Abington Apartment at 445 Mount Pros-pect avenue to Charles B. Van Valen, an spartment house at 457-459 Mount Pros-pect avenue to Charles R. Van Valen, an Service Tire and Rubber Company.

Lumber Merchant's New Westbury Home

a dwelling costing \$12.500 which he will kitchen, pantry and sun parlor on the a subdivision of the Old first floor; four master bedrooms on the Realty Company. Provision The building is of tapertry brick over second floor and three servant rooms and for a garage in the cellar.

ond particularly orescent down old foundations, disposing of materials and covering the sites of old buildings with sail adequate to specify participant growth.

The management will be in the hams of twenty-five prominent taxpayers and representatives of large real estate boards, to be divided in accordance with the judicial districts of the State, the Register's office the certified copy of active members to serve on the learner of active members to serve on the learner of the members t

Directors of David Porter, Inc., a

ARIONS MAY SELL CLUB. The Arion Society will vote on Tues

THE PARTY OF THE P

Increasant starfure has been staged against advertising billicerids, with the result that all but a few have been remaining are on lands which the commission has been unable to acquire, but the public, which has suffered long from these blatant descriptions of the lands.

TAXPAYERS COUNCIL FORMED.

Studies to determine the best method against the parked drive and we considered that portion of the reservation of the triver large particularly in the cost of the park, with the public, which has suffered long from the width is barely sufficient to provide the width is barely sufficient to provide parkway is to be in Westches and the commission has been unable to acquire, but the vicinity of Mount Vernon station, the width is barely sufficient to provide parkway is to be in Westches and the commission has been unable to acquire, but the vicinity of Mount Vernon station, the width is barely sufficient to provide parkway is to be in Westches and the commission has been unable to acquire, but the vicinity of Mount Vernon station, the cost of the park and we county. New York city and we county, New York city and we county. New York parkway is to be in Westches and the public of the cost, although the parked drive and we considered that perton of the reservation of the parked that perton of the reservation of the parked that perton ITALIAN ART DEALER COMING. TAXPAYERS COUNCIL FORMED. NEW LAND MAP tors and Suggest Remedies,

been acquired. Since 1914 14.

1559 trees have been trimmed. 1.183

trees have been treated and 2.211 dead
or infected trees have been removed, and
there are now 56,485 trees and shrubs
in the nursery ready for transplanting
in the reservation. Most of this stock
will be available next spring for needed
serveming and pharting of demaded areas,
and those sections will be planted first
where heavy seccentric is most necessary.

Linessant sarfine has been waged.

Studies to determine the best method.

interests before the lands were turned over to the commission, and these have been maintained, but the commission's own work has been directed toward grading, improving soil conditions, encouraging the healthy and symmetrical development of trees and other plant growth, grading and filling low spots and unsanitary pools, removing unsightly debris, brush, dead trees, &c., and particularly ordering down old foundations, disposing of materials and wide.

The Realty Taxpayers Council of the State of New York was incorporated at Albany last week. The particular ob-

active work at Albany on

Studies to determine the best method

the new land map for New York county. This map has been prepared under the Rovernors. At this meeting a coauthority of an amendment to the City Charter passed in 1916 and takes the as active associate member place of the land map established in 1891. The original land map, which was prepared in 1890 and took effect January 1.

1891, divided the city into numbered members, except that they may in

blocks for indexing purposes. Since 1891 street changes have occurred, of governors plans an energy to because of civic improvements to enlarge the members of the entering to enlarge the members. of one kind or another. In spite of these changes, the technical the

sult was increasing confusion in deter-mining the legal or technical indexing block for lots within areas where changes however effective the work have occurred. fact that while the land map stood as of 1891 the tax map has been kept up to date and in pace with actual street

Constructed of Fireproof Material changes. Commercial atlases in general use in real estate and other offices have been prepared from the tax maps. Tax bills are rendered according to the back-Christian Yousey, a lumber merchant hollow tile, with a green slate roof, store room on the attic floor.

The floor construction is fireproof, with hard wood coverings and white enamed the tax map. Land owners, the development is on a subdivision of the Old Dominion a subdivision of the Old Dominion known that the land map differs from the will kitchen, pantry and sun parlor on the subdivision of the Old Dominion known that the land map differs from the control of the Old Dominion known that the land map differs from the control of the Old Dominion known that the land map differs from the control of the Old Dominion known that the land map differs from the control of the Old Dominion known that the land map differs from the control of the Old Dominion known that the land map differs from the control of the Old Dominion known that the land map differs from the control of the Old Dominion known that the land map differs from the control of the Old Dominion known that the land map differs from the control of the Old Dominion known that the land map differs from the control of the Old Dominion known that the land map differs from the control of the Old Dominion known that the land map differs from the control of the Old Dominion known that the land map differs from the control of the Old Dominion known that the land has resulted in the control of the Old Dominion known that the land has resulted in the control of the Old Dominion known that the land has resulted in the control of the Old Dominion known that the land has resulted in the control of the Old Dominion known that the land has resulted in the control of the Old Dominion known that the land has resulted in the control of the Old Dominion known that the land has resulted in the control of the Old Dominion known that the land has resulted in the control of the Old Dominion known that the land has resulted in the control of the Old Dominion known that the land has resulted in the control of the Old Dominion known that the land has resulted in the control of t tax map, which has resulted in Innumerable errors in recording instruments.

The new land map will correct this. The design of the 1916 law is the changes in the land map and in the fax map shall be made once a year, and that the two maps shall conform.

the two maps shall conform The new land map—which is identical to block outlines and numbers with the tax map—becomes effective January 1, 1917. After that date instrumental must be recorded and indexed according to the new map and not according to the

The new land map shows changes affeeting 383 blocks.

OLD BROKAW STORE LEASED. Brokaw Brothers' headquarters on Astor place. Fourth avenue and Lafayette street, was leased yesterday to the Greenhut Company for storage purposes. The lease was negotated by Horace S. Ely & Co. for the Wilks estate and covers all of the space except a ten footstrip along the Astor place frontage.

CITY DWELLINGS LEASED. Douglas & Elliman & Co. have leased for the Renaissance Really Company 15.7 East Seventy-fourth street a four stor-American basement dwelling to J. 15. Whiton-Stuart.

Whiton-Stuart.

Porter & Co. have leased for Samuel Capits a bride Structure St.

Well to Ernest Krusi the four story and lease of Prositive 2 and Samuel Capits and Samuel Structure St.

Structure St.

as opposite the new White Plains rall-road station, where the railroad embankment slopes directly to the river, requiring radical relocation in order to provide room for planting the river banks as well as to screen barren railroad slopes.

No effort has been made to formally improve any section of the reservation. At Hartsdale and Scarsdale stations parks were developed by real estate interests before the lands were turned over to the commission, and these have ances from parkway lands. by Private Purchase --- Bronx River Cleaned and Beautified... Signboards Men. Already on Scene

covering the sites of old buildings with soil adequate to spected plant growth.

Final grading of the section between Bronx Fark and Gun Hill road, included early last suring, is still in progress, and if the required amount of fill can be obtained from outside sources it is expected that the landscape grading for that portion of the parked drive will be completed soon.

Forestry work and construction of the parked drive will be stored to an almost normal condition. along the rallroad embankment and Bronx River road. In this section 2-Parkway drive will be carried through at a level somewhat below the adjacent street, so that the planting stripe no-vided, though narrow, will be effectively preserving the appearance of a part that portion of the parked drive will be completed soon.

Forestry work now covers the entire reservation with the exception of a few tracts, the owners of which are unwilling to allow the commission's foresters to trim and prune until the hands have been acquired. Since 1914 14. 55 trees have been trimined. 4.183 trees have been treated and 2.211 dead or infected trees have been removed, and there are now 55.485 trees and shrubs in the nursery ready for transplanting.

The parked driveway has been be Plains, the commission 1 stantial progress this y grading for the Parks grading for the larkway driv-final grading of the park land lowed by extensive planting of areas which have been almost o stripped of trees and other plant g In the preantine a dir road temporary bridges at river core will be laid out and roughly great tween Woodland Place, White and West Mount Vernon. This w low approximately the line baid for the parked drive and will

that the city representatives and agreed to this arrangement danger might be removed. A time a connection with the FOR MANHATTAN time a connection with the parties to follow the new equality w

REALTY BOARD STRENGTHENED Change in Constitution Will II.

Big Association. The Real Estate Board of New York

active members to serve on the inof membership was created, to members may be elected to sense on the

on matters which affect the co-interests of the organization. Toto enlarge the members in Speaking of the new departs the plan for increasing the tra-Laurence Mediure, greats

progress of the Real Estate He reof governors required and a fell bersons in the community unit de a brokerage profession

RENTING IN STRUCTUS. Goldschmidt & Marchanald I.

for Mrs. E. M. Kan. on street, Wesdmere, I. I., Mandelbaum, for Phrene co house on Keen large to 1, d. and for B. H. Heath, house avenue to R. J. Roser for a t-S. S. Walstruct-Parlon bave leased to be dolor it. Walden, N. Y., the Followick for Albert Waltiers to James No East Ridgewood avenue John P. South has sound to Hinckley his home home, a for the scason of 1917 to 17

WENDELS TO BUILD GARAGES The Wendel exists is to she story building to